

**CITY OF FLORENCE, KENTUCKY
ORDINANCE O-18-20**

AN ORDINANCE ADOPTING AND APPROVING A CONCEPT DEVELOPMENT PLAN FOR A 4.0895 ACRE SITE, CURRENTLY ZONED COMMERCIAL SERVICES / PLANNED DEVELOPMENT / PARKWAY CORRIDOR STUDY OVERLAY (C-3/PD/PO), LOCATED ALONG THE NORTH SIDE OF SAFEWAY DRIVE, THE WEST SIDE OF INDUSTRIAL ROAD ON THE NORTHWEST CORNER OF THE INDUSTRIAL ROAD/SAFEWAY DRIVE/HILLCREST DRIVE INTERSECTION, AND ALONG THE EAST SIDE OF FREEDOM WAY ON THE NORTHEAST CORNER OF THE FREEDOM WAY/SAFEWAY DRIVE INTERSECTION, FLORENCE, KENTUCKY, TO ALLOW RETAIL AND RESTAURANT USES. (FLORENCE EXCHANGE, LLC)

WHEREAS, the City of Florence, Kentucky, is a member of the county-wide planning unit with a county-wide planning commission known as the Boone County Planning Commission, and

WHEREAS, the Boone County Planning Commission by Resolution No. R-20-017-A recommended approval for a concept development plan, and

WHEREAS, the recommendation for approval by the Boone County Planning Commission is based upon certain findings and conditions attached to the Commission's Resolution, all of which have been reviewed by the City Council for the City of Florence, Kentucky.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FLORENCE, KENTUCKY, AS FOLLOWS:

SECTION I

That the request of Request of Steve Berling (Applicant) for R.C. Durr Foundation, Inc. and Florence Exchange, LLC (Owners) for a Concept Development Plan for a 4.0895 acre site, currently zoned Commercial Services / Planned Development / Parkway Corridor Study Overlay (C-3/PD/PO), located along the north side of Safeway Drive, the West Side of Industrial Road on the northwest corner of the Industrial Road/Safeway Drive/Hillcrest Drive Intersection, and along the east side of Freedom Way on the northeast corner of the Freedom Way/Safeway Drive Intersection, Florence, Kentucky, to allow retail and restaurant uses, shall be and is hereby approved. The zoning map of Boone County, Kentucky, as it applies to the City of Florence, Kentucky, shall be designated to reflect the approval of this Concept Development Plan for the subject property.

SECTION II

The approval of this Concept Development Plan is granted subject to the terms and provisions of the Boone County Planning Commission recommendation, including its Committee Report,

made a part of that recommendation, and all provisions comprising the development plan herein, a copy of that recommendation and Committee Report of the Boone County Planning Commission being attached, marked Exhibit "A" and incorporated herein as if fully set out, this recommendation being in the form of Resolution No. R-20-017-A of the Boone County Planning Commission, including the exhibits referenced to that Resolution.

SECTION III

This approval is granted based on the Findings of Fact made by the Boone County Planning Commission and contained within its recommendation that is attached and part of the Commission's Resolution No. R-20-017-A, marked Exhibit "A", and attached hereto.

SECTION IV

If the approval for this change in the concept development plan shall be held invalid, in whole or in part, by any Court of proper jurisdiction, that invalidity shall not affect the validity of any of the other zoning regulations, zoning map, comprehensive plan, or other portions, provisions or terms of the approved concept development plan for this property as they are severable from this Ordinance and are intended to have full force and effect regardless of any invalidity relating to this particular Ordinance.

SECTION V

This Ordinance shall be published by posting on the City's internet website.

PASSED AND APPROVED ON FIRST READING THIS 8 DAY OF DECEMBER, 2020.

PASSED AND APPROVED ON SECOND READING AND PUBLICATION ORDERED THIS 15 DAY OF DECEMBER, 2020.

APPROVED:

/s/ Diane E. Whalen
Diane E. Whalen, Mayor

ATTEST:

/s/ Melissa Kramer
Melissa Kramer, City Clerk